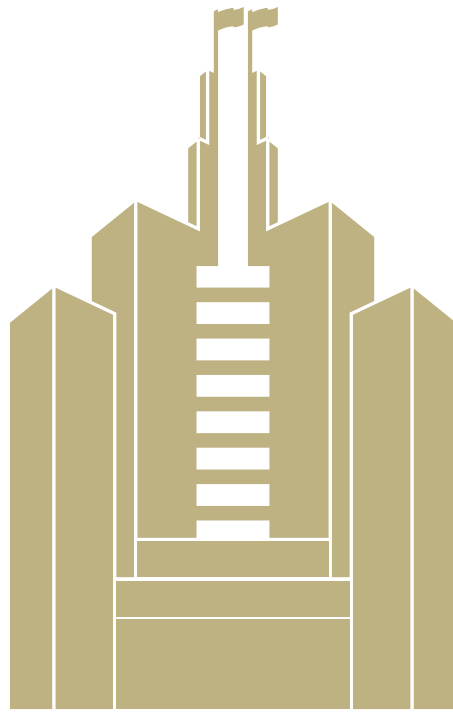




345
CALIFORNIA

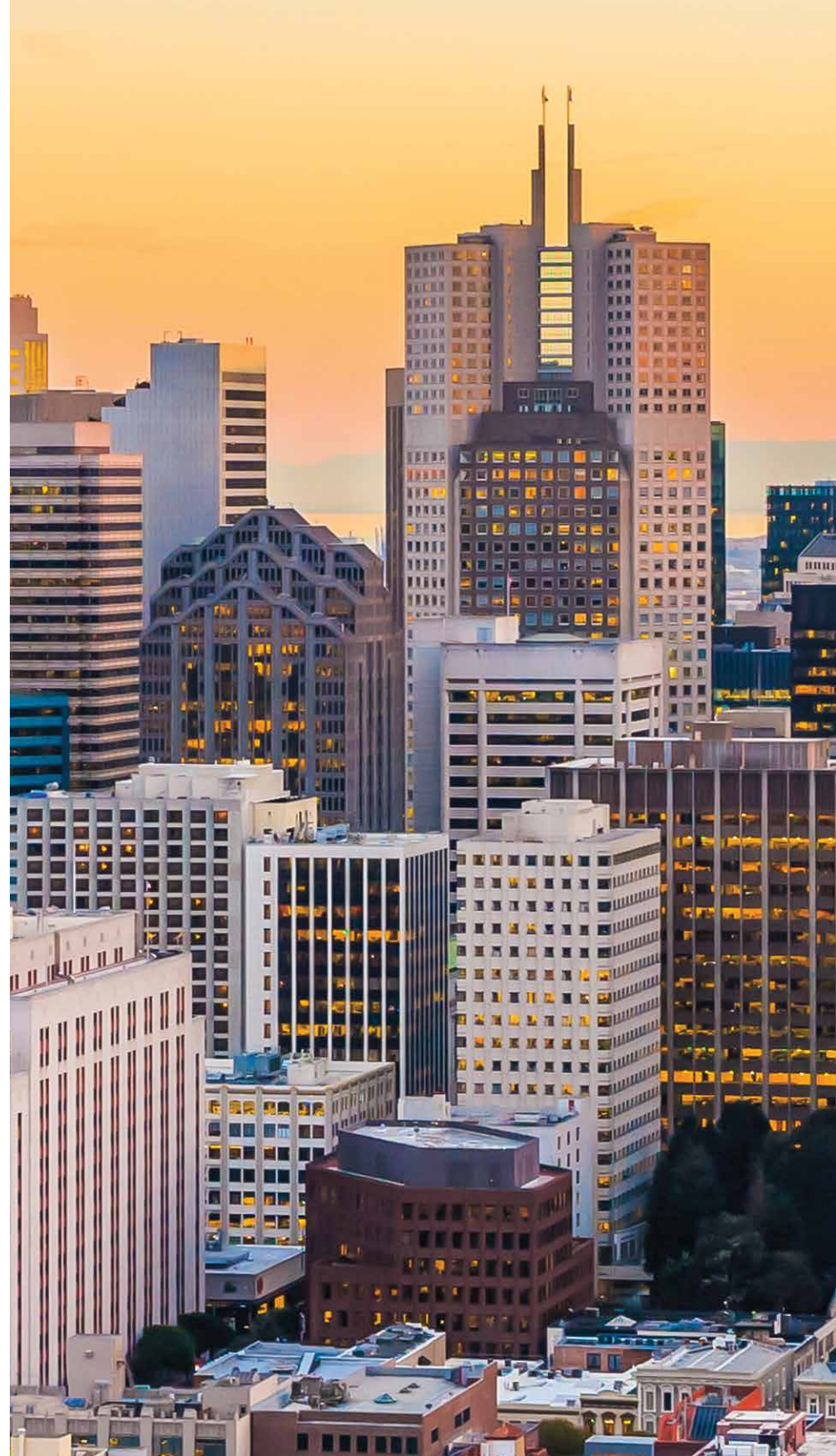
www.345cal.com

345 California

Iconic, Class A mixed-use property with premier on-site amenities, spacious common areas, and flexible open floorplates designed for occupiers to create their ideal, modern office experience.

345 California ensures occupiers benefit from operational world-class best practices:

- LEED Platinum rating
- BOMA 360 designation
- Energy Star rating
- UL Verified Healthy Building for indoor air
- Fitwel certification
- Carbon neutrality
- Purchase 100% Renewable Energy from local wind and solar sources



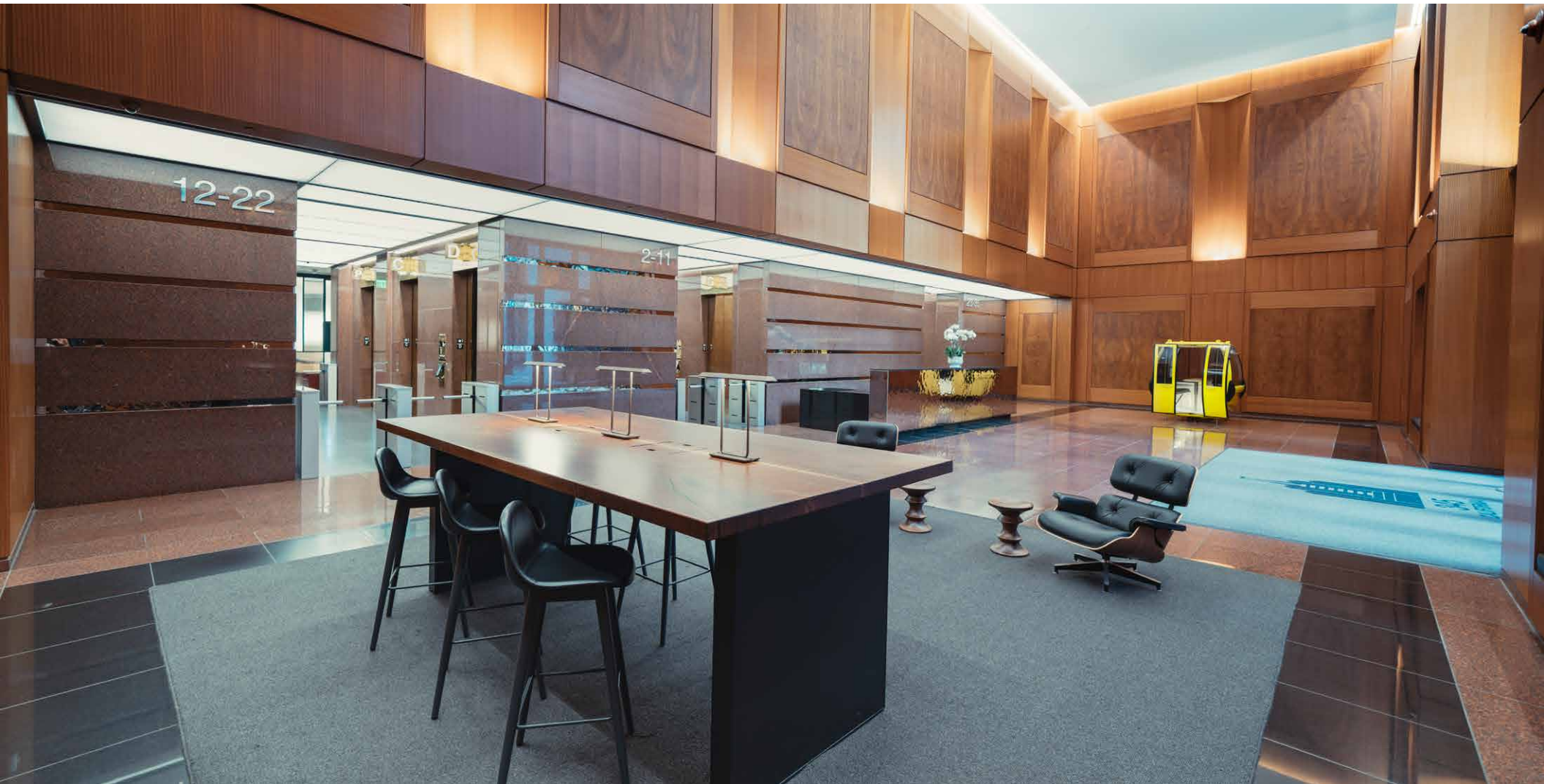
Plaza

Newly renovated Plaza.



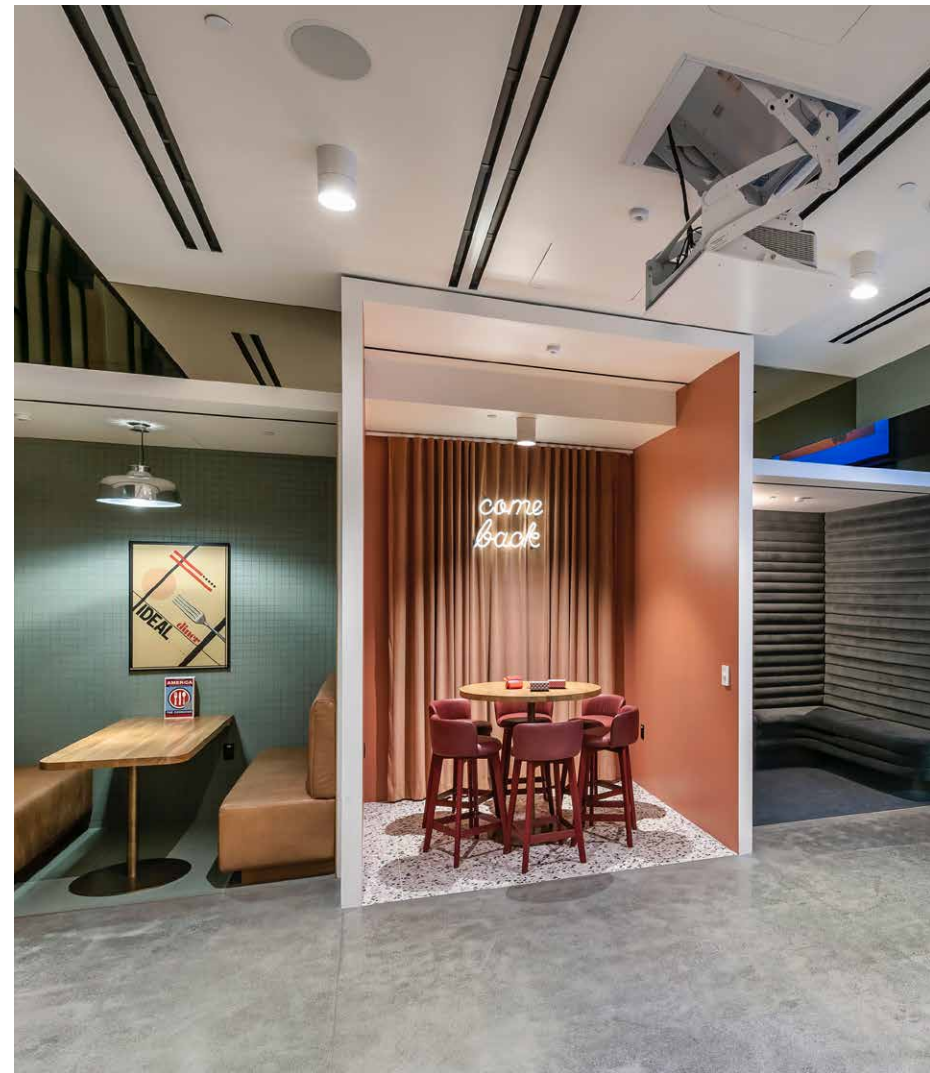
Lobby

Newly renovated Lobby featuring
state-of-the-art touch-free turnstile entry.



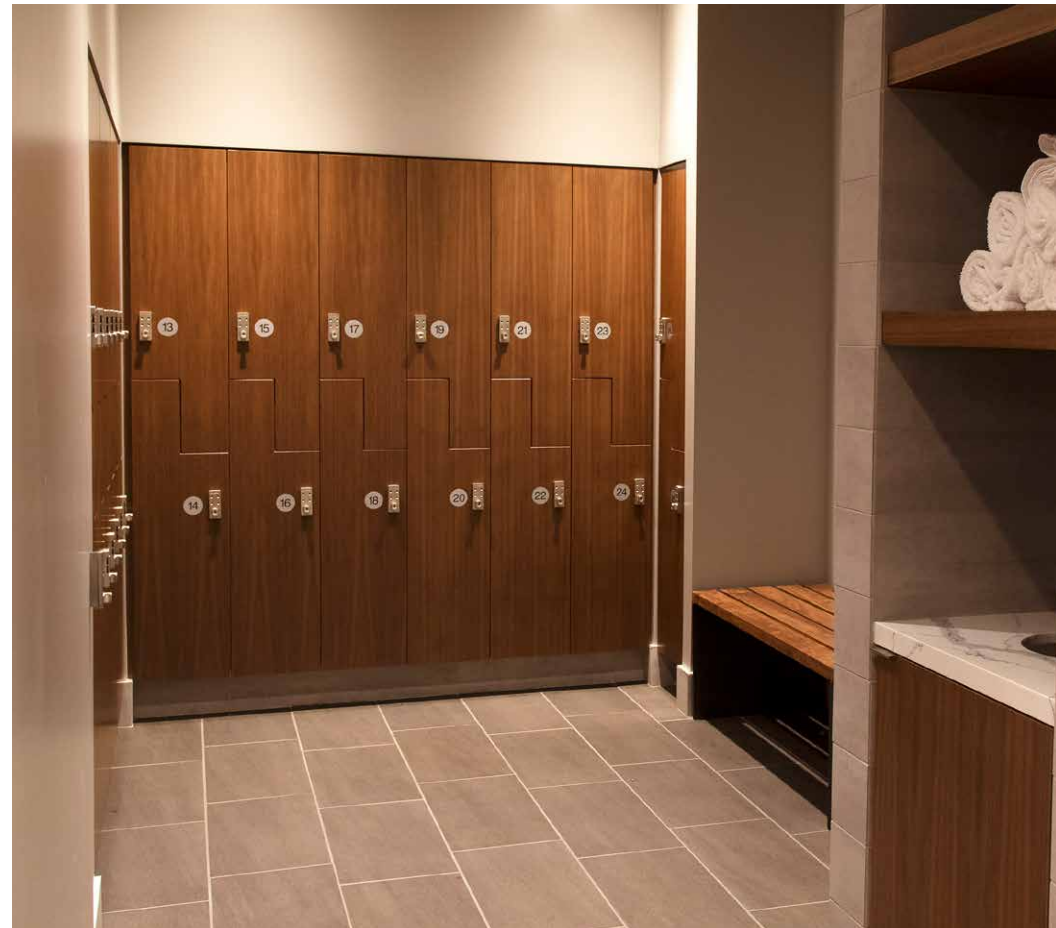
The Room

The Room is a new Tenant Lounge providing additional opportunities for spaced collaboration or quiet reflection.





High-end locker
& shower facilities,
towel service, feature
Molton Brown toiletries
with high sanitization
standards in place.





Commute to work on your bike with ease, featuring access to Lockers, a Fix-it Station, and Bike Racks.



Amenities

On-site amenities include the Four Seasons Hotel at Embarcadero with a new signature restaurant, Orafo. Nearby retailers & restaurants include Mendocino Farms, Starbucks, Pabu, Perbacco, Blue Bottle, Proper Food, Wayfare Tavern, Tadich Grill and The Vault restaurant.



Access



9 Minutes

4 Minutes

4 Minutes



Ferry Building



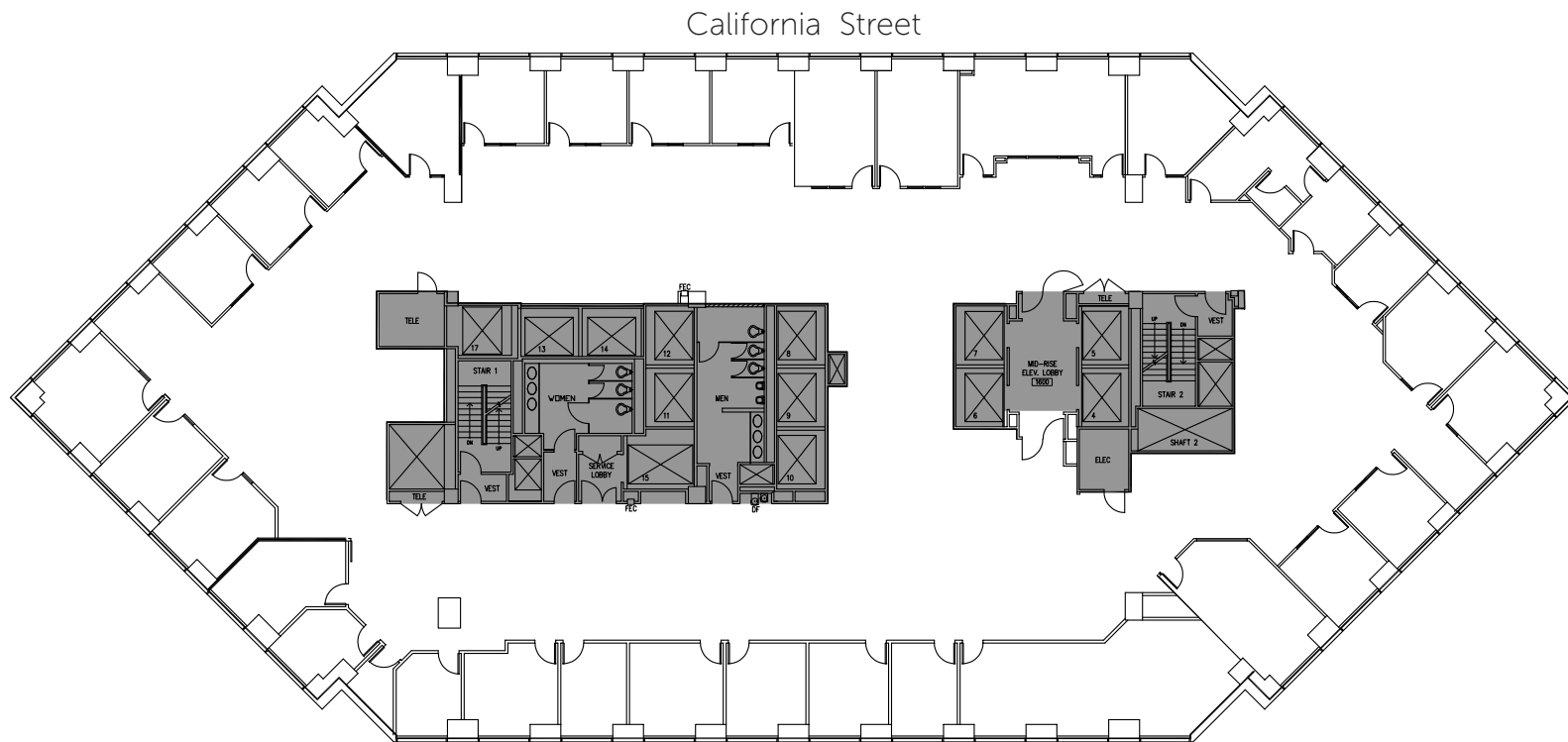
BART Station



MUNI

The Floor

Full Floor Plan



Flexible large floor plates provide a variety of office layouts

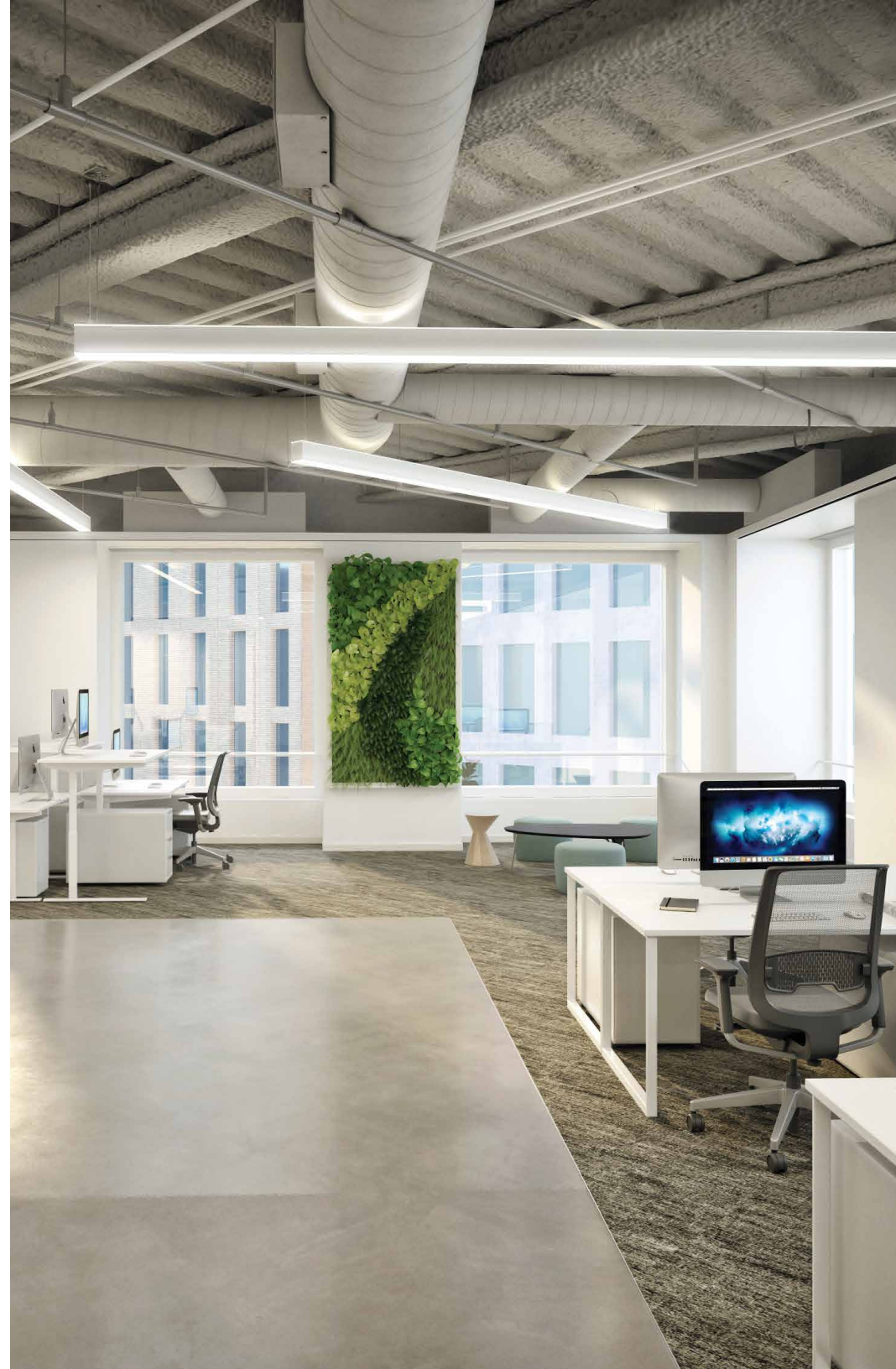
Design

Create a custom
experience for
your employees

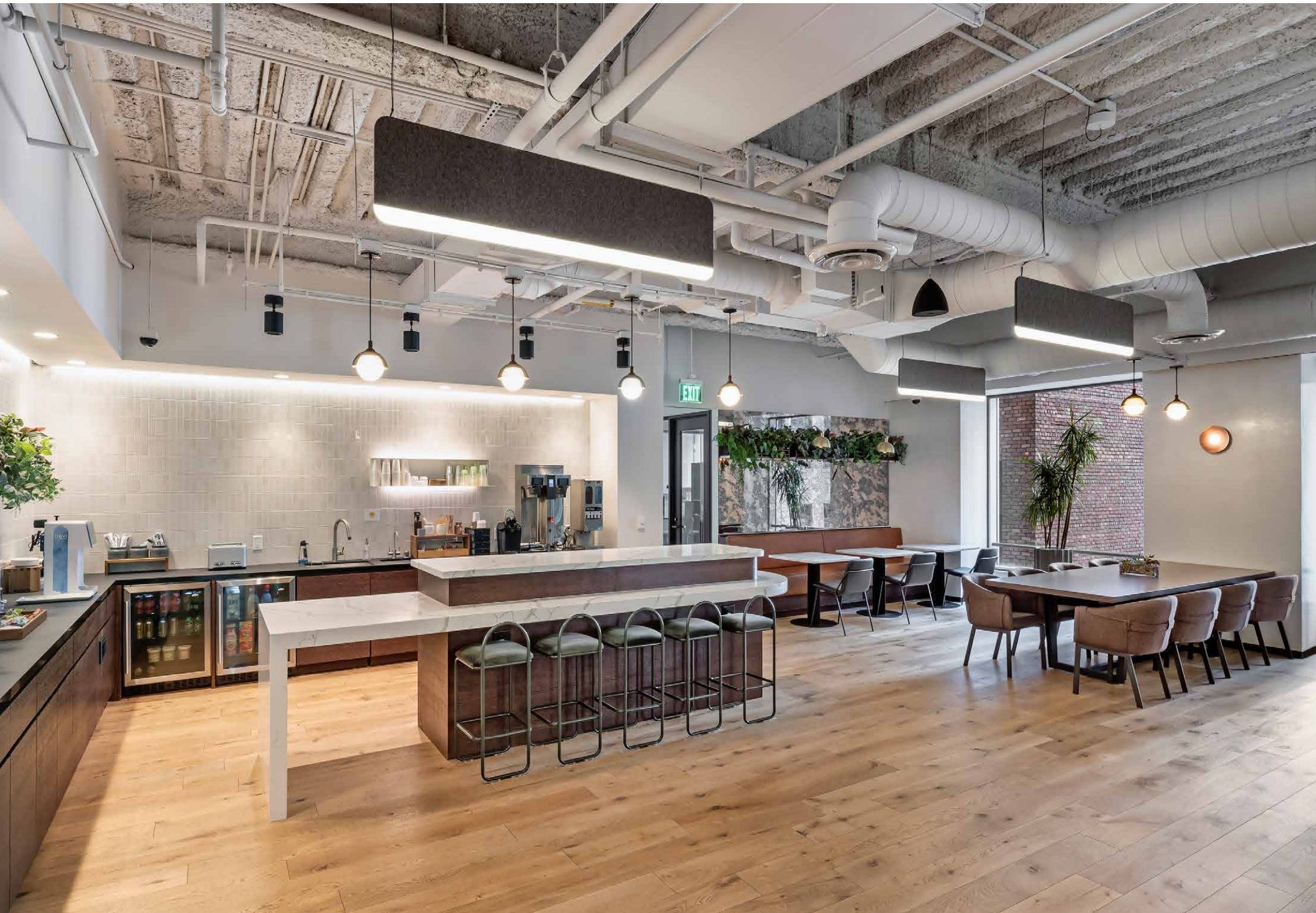


Breathe Easy

Experience the highest standard of healthy indoor air quality with spacious room to expand and grow. The building's HVAC systems have high efficiency MERV 15 filters and ventilation system meets ASHRAE 62 standards.

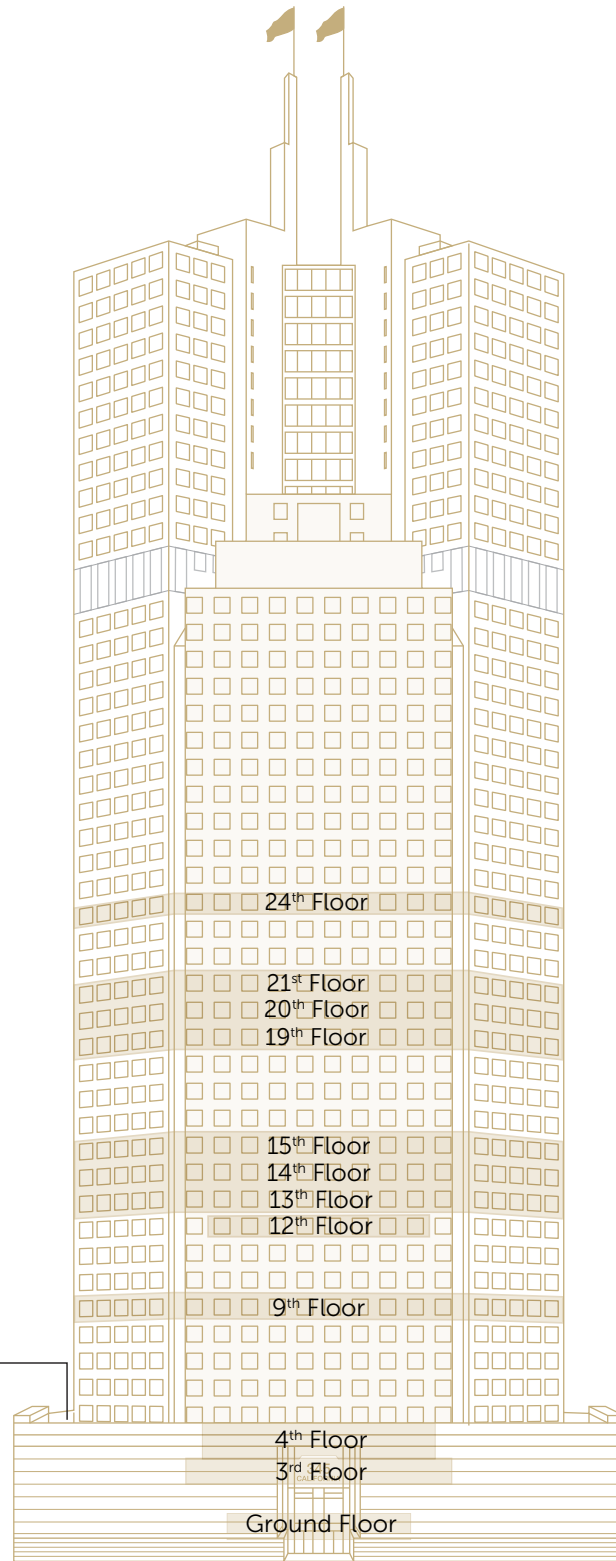


Transform Your Environment



Availabilities

Turnkey TI and
Flexible Leasing
Solutions



COMING SOON:
Exclusive Use Roof Deck
on the 5th Floor

VIRTUAL TOUR
of Roof Deck
(CLICK HERE)

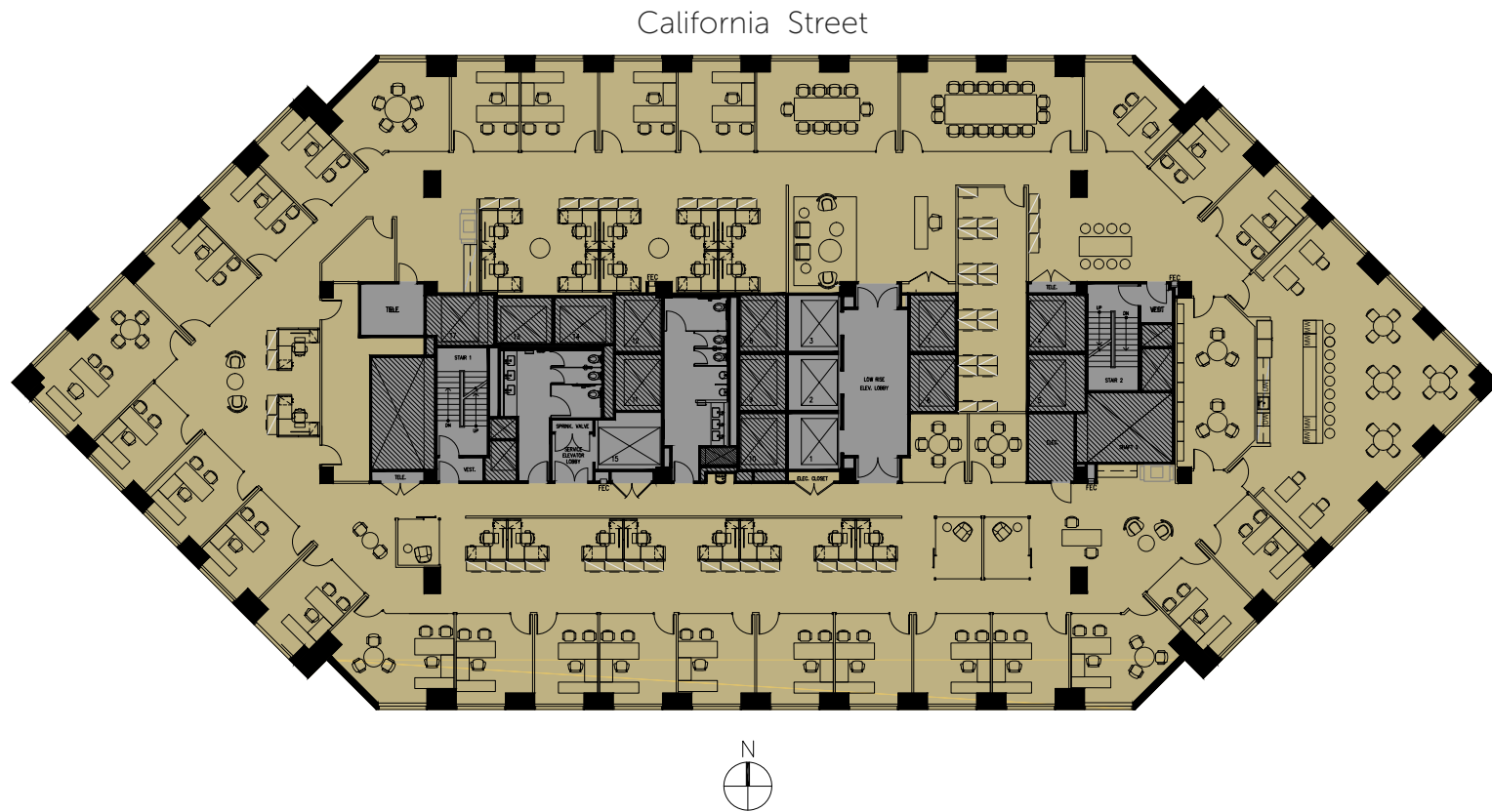


SUITE/FLOOR	SIZE	AVAILABILITY
Suite 2450	3,638 RSF	Now
Suite 2100	17,496 RSF	Now
20th Floor	17,609 RSF	Now
Suite 1900	17,489 RSF	Now
15th Floor	17,426 RSF	Now
14th Floor	17,426 RSF	Now
13th Floor	16,764 RSF	Now
Suite 1250	4,018 RSF	Now
Suite 1200	5,579 RSF	Now
9th Floor	17,052 RSF	Now
Suite 495	8,835 RSF	Now
Suite 425	3,887 RSF	Now
Suite 350	7,088 RSF	Now
Suite 325	10,956 RSF	Now
Suite 300	11,579 RSF	Now
Suite 190	1,292 RSF	Now
Suite 110	661 RSF	Now
TOTAL	178,705 RSF	

Floor Plan

17,052 RSF

HYPOTHETICAL PRIVATE OFFICE INTENSIVE



- 5 conference rooms
- 27 private office
- 20 workstations
- 3 phone rooms
- 2 storage rooms
- 1 break room
- 1 receptionist
- 1 library
- 2 copy rooms
- 1 file room

Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

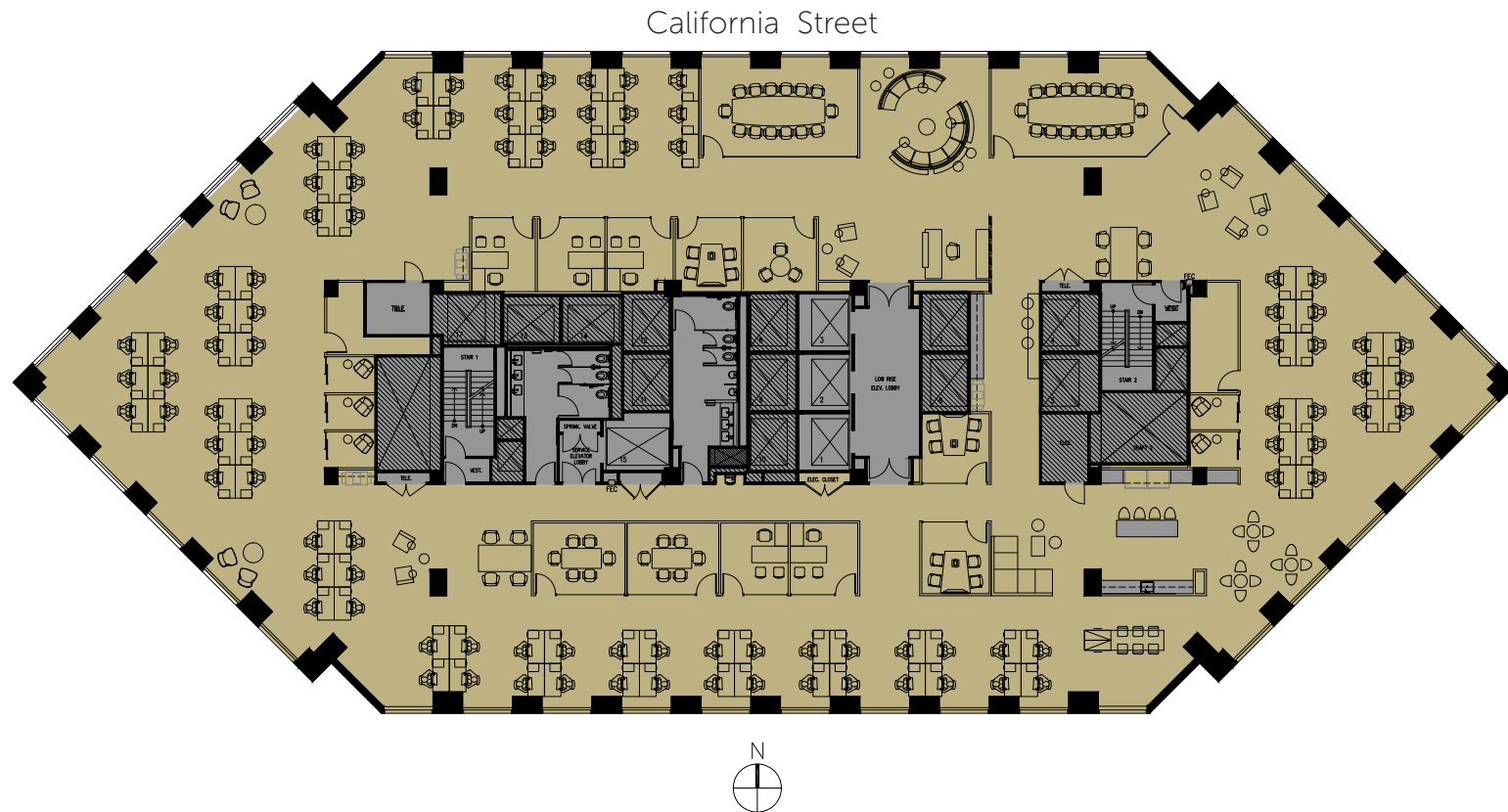
Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

17,052 RSF

HYPOTHETICAL OPEN PLAN/CREATIVE



- 8 conference rooms
- 5 private office
- 95 workstations
- 5 phone rooms
- 2 storage rooms
- 1 break room
- 1 receptionist
- 1 library
- 2 copy areas

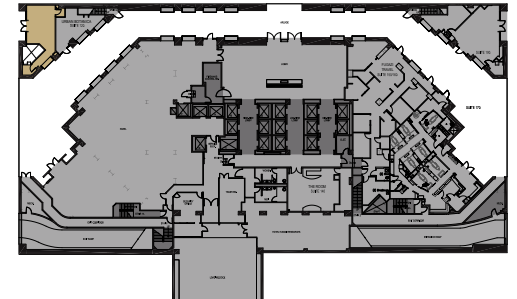
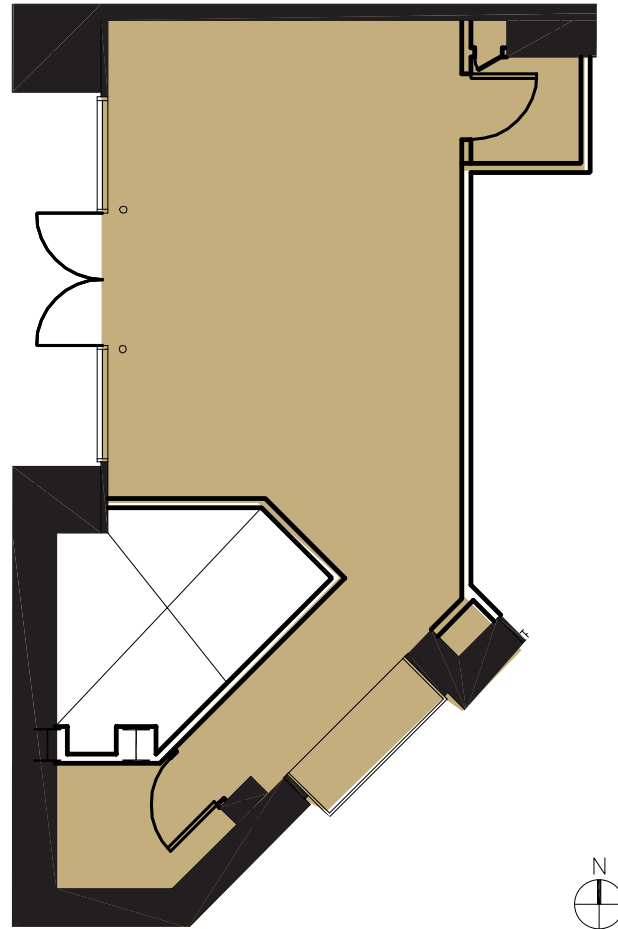
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

Ground Floor | Suite 110 | 661 RSF



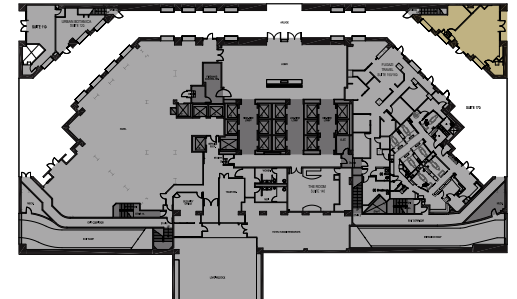
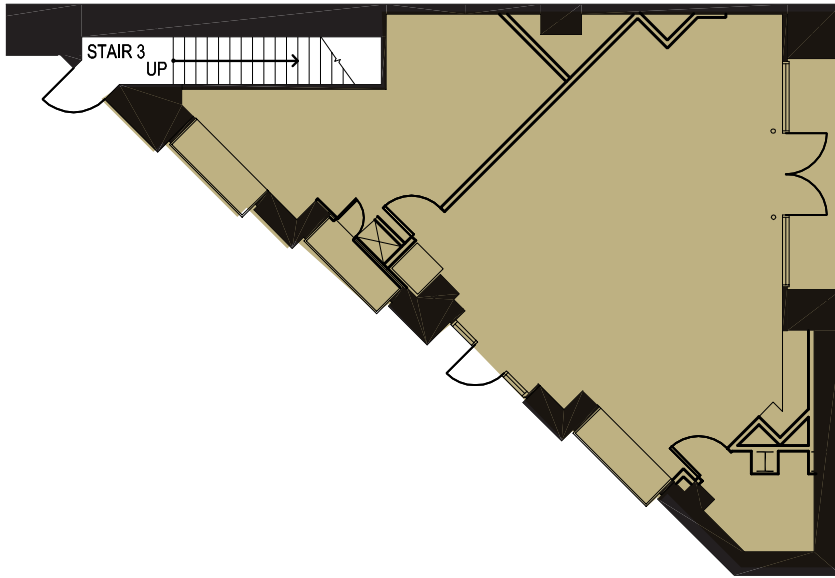
Kazuko Y. Morgan
415 773 3546
kazuko.morgan@cushwake.com
LIC# 01070005

Heather Trimble
510 289 5853
heather.trimble@cushwake.com
LIC# 02041605



Floor Plan

Ground Floor | Suite 190 | 1,292 RSF



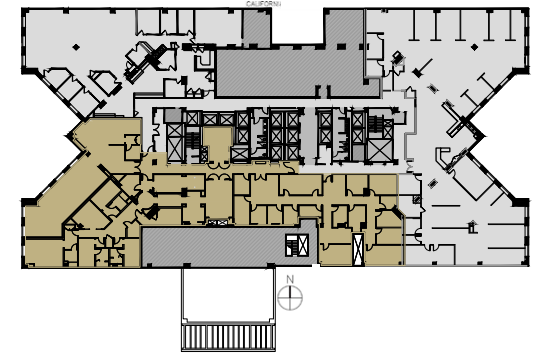
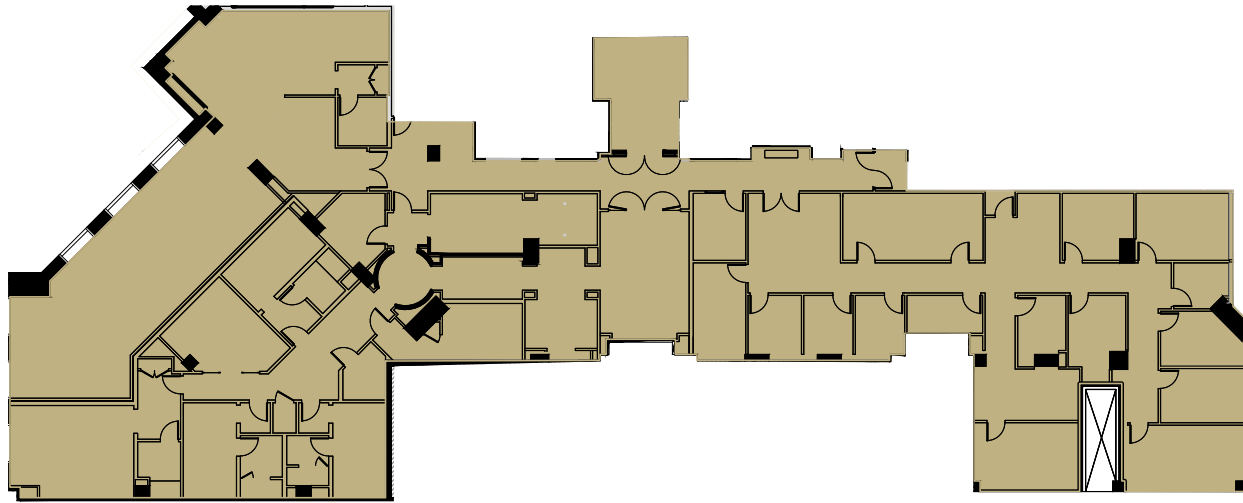
Kazuko Y. Morgan
415 773 3546
kazuko.morgan@cushwake.com
LIC# 01070005

Heather Trimble
510 289 5853
heather.trimble@cushwake.com
LIC# 02041605



Floor Plan

3rd Floor | Suite 300 | 11, 579 RSF



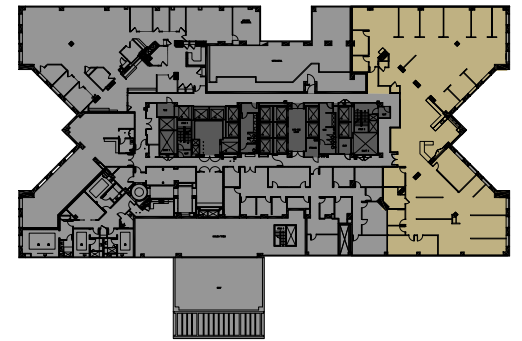
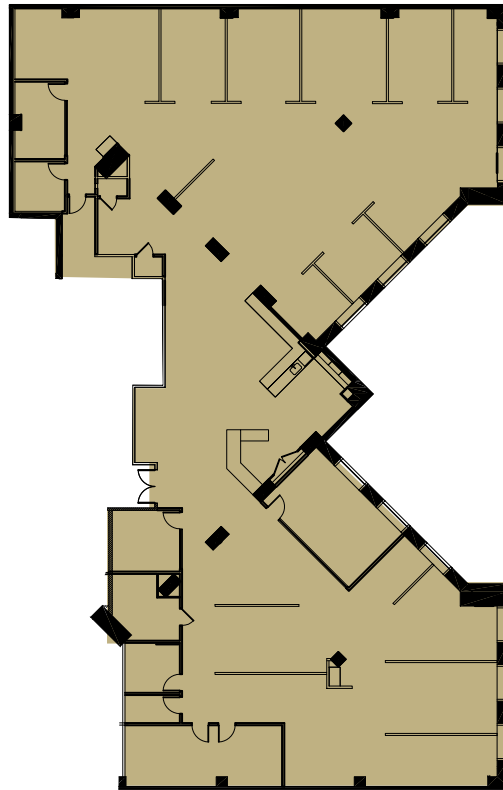
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

3rd Floor | Suite 325 | 10,956 RSF



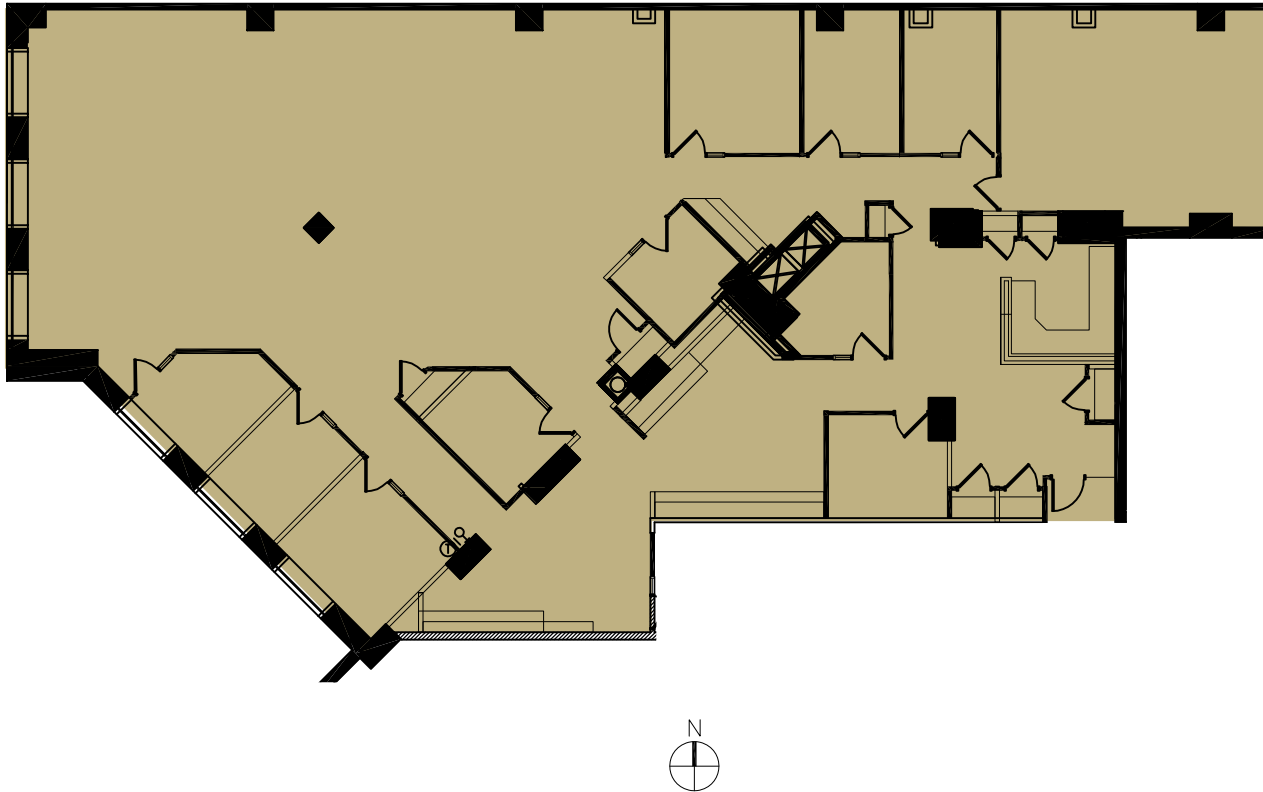
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616

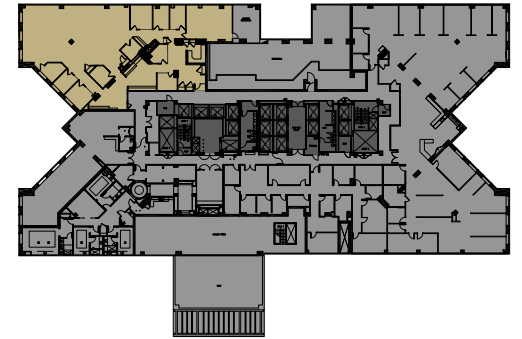


Floor Plan

3rd Floor | Suite 350 | 7,088 RSF



- 1 conference room
- 1 copy room
- 9 offices
- Kitchenette
- Nice open plan for workstations



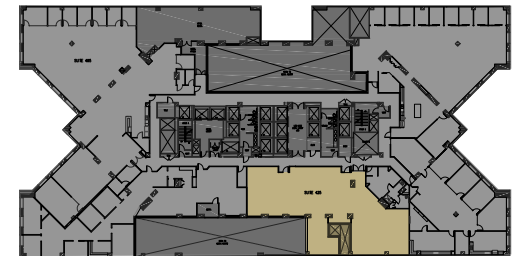
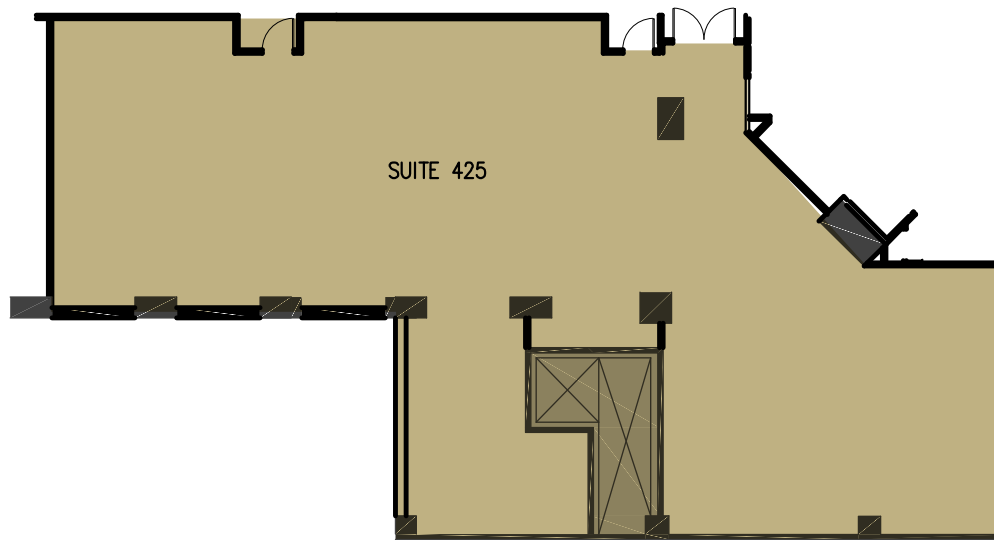
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

4th Floor | Suite 425 | 3,887 RSF



Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



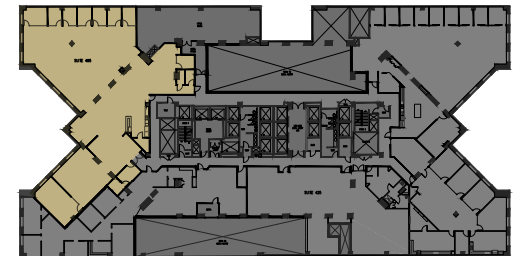
Floor Plan

4th Floor | Suite 495 | 8,835 RSF

*Hypothetical spec suite plan



- Open area
- 6 private offices
- Large board room
- 1 medium sized conference room
- Kitchenette
- Large open area for workstations



Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

9th Floor | Suite 900 | 17,052 RSF



- 31 offices
- 2 conference rooms
- 2 phone rooms

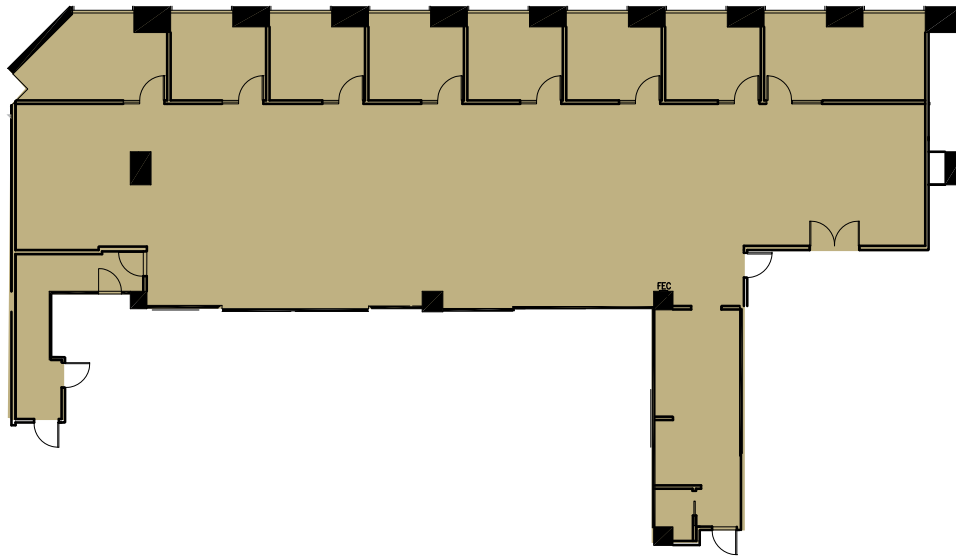
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

12th Floor | Suite 1200 | 5,579 RSF



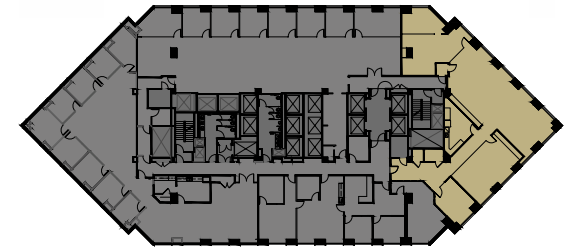
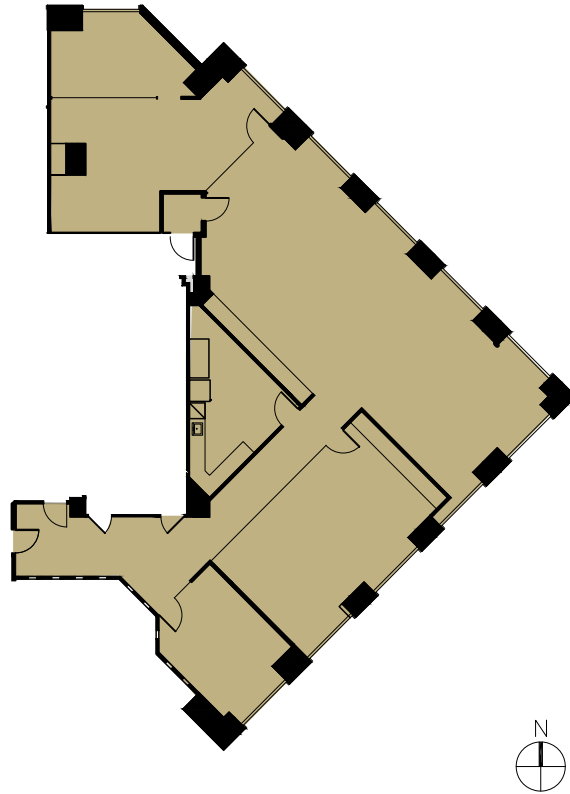
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

12th Floor | Suite 1250 | 4,018 RSF



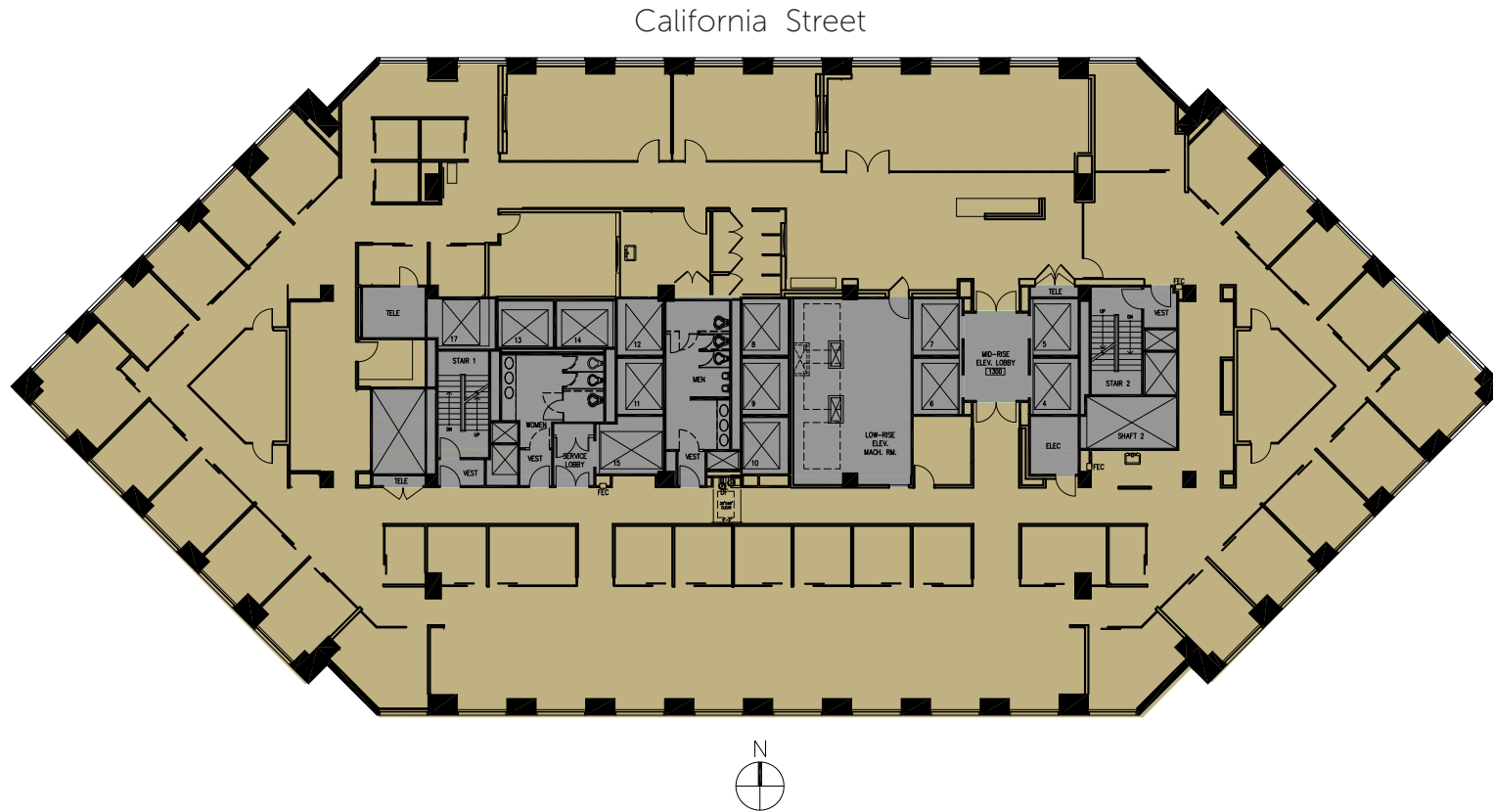
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

13th Floor | Suite 1300 | 16,764 RSF



- 27 offices
- 2 phone rooms
- Kitchenette
- 6 conference rooms
- Large open area for workstations

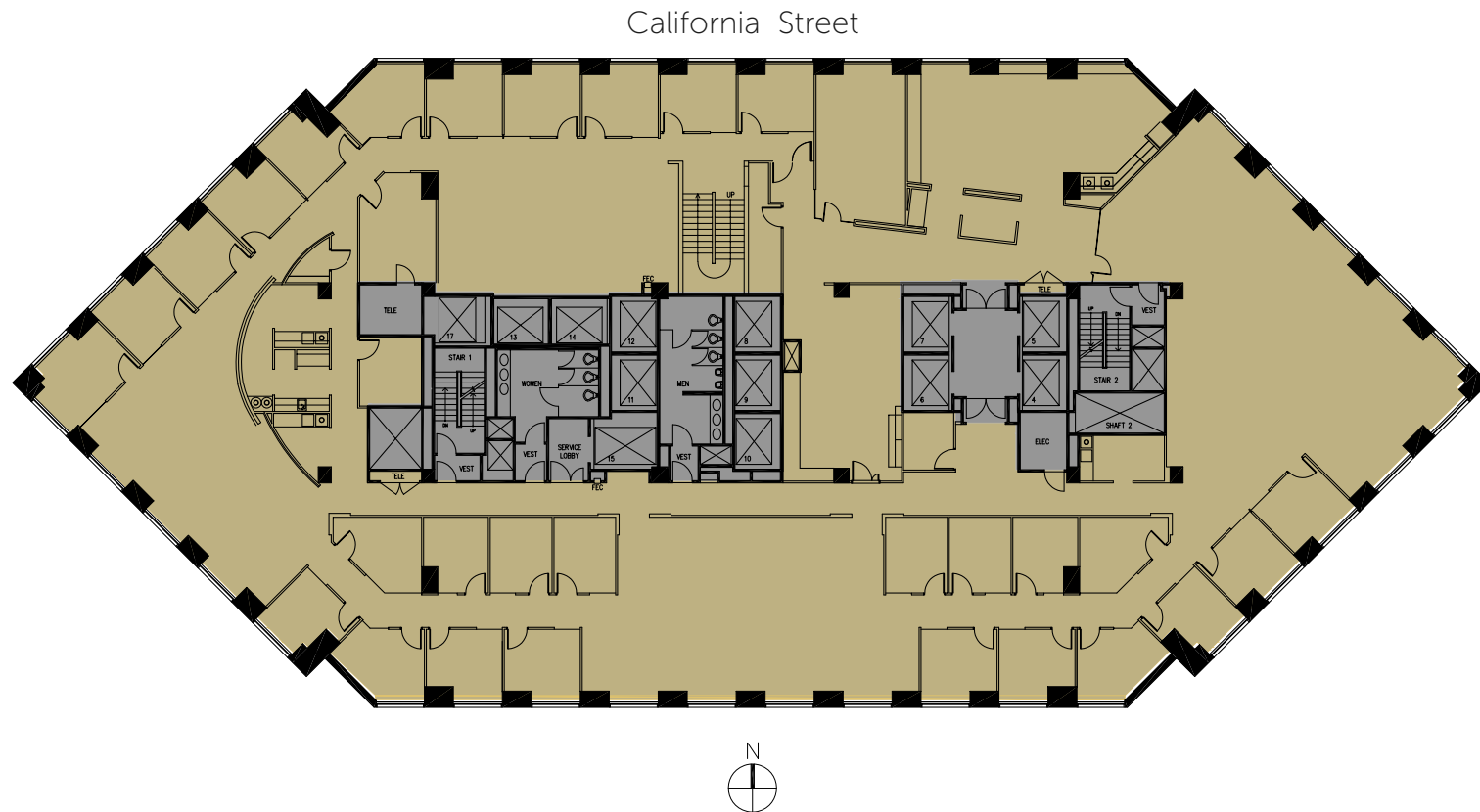
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

14th Floor | Suite 1400 | 17,426 RSF



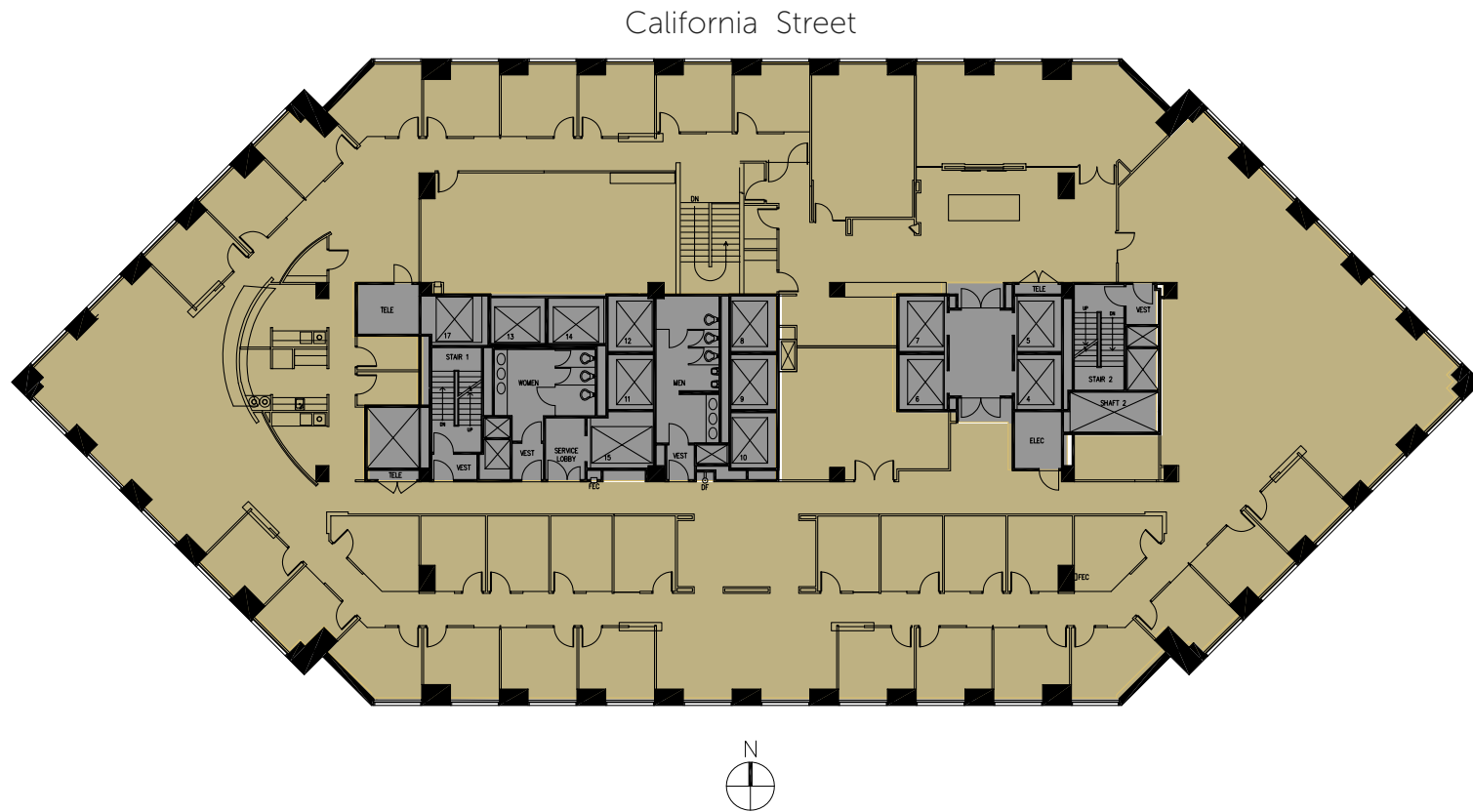
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

15th Floor | Suite 1500 | 17,426 RSF



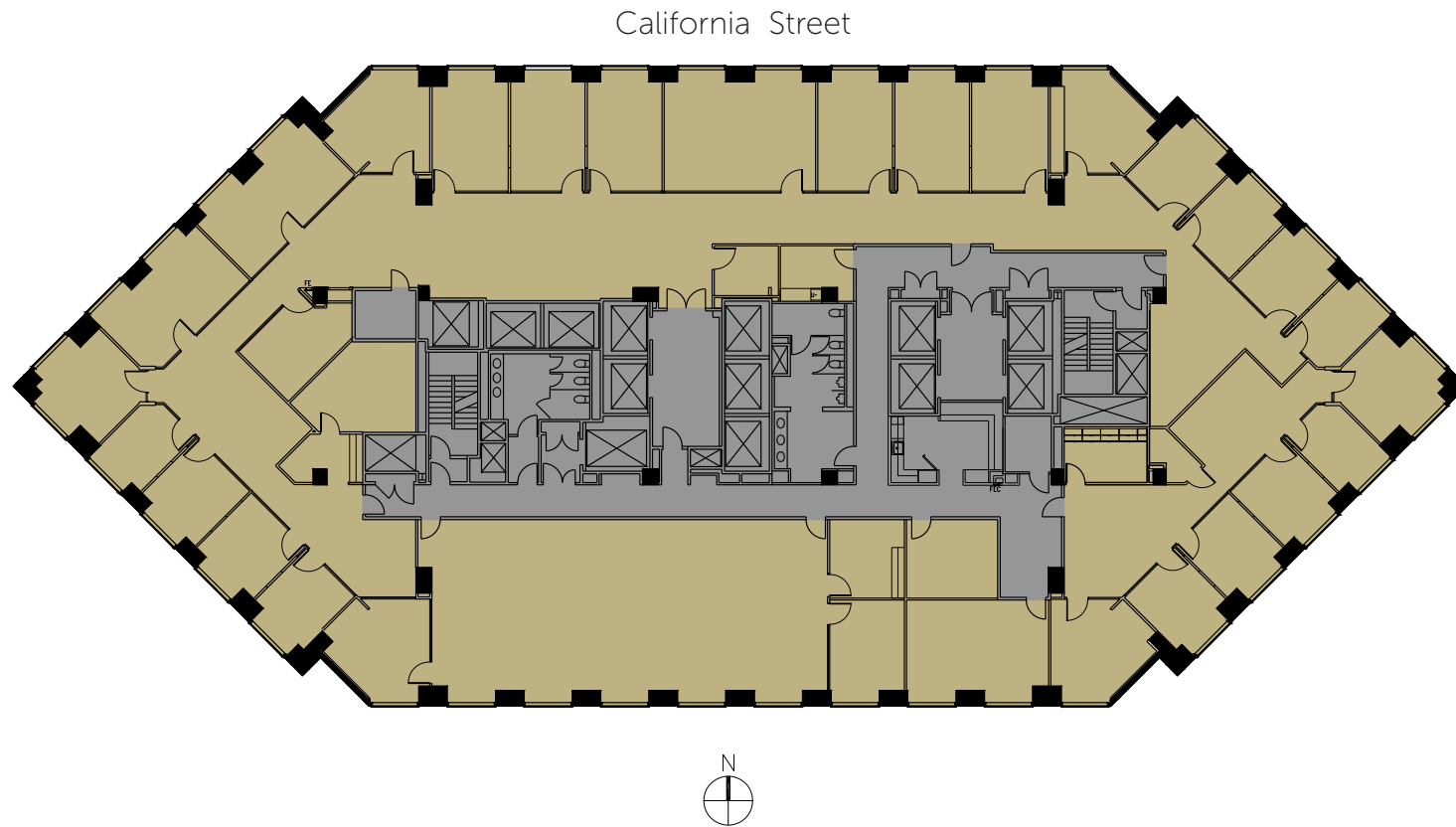
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

19th Floor | Suite 1900 | 17,489 RSF



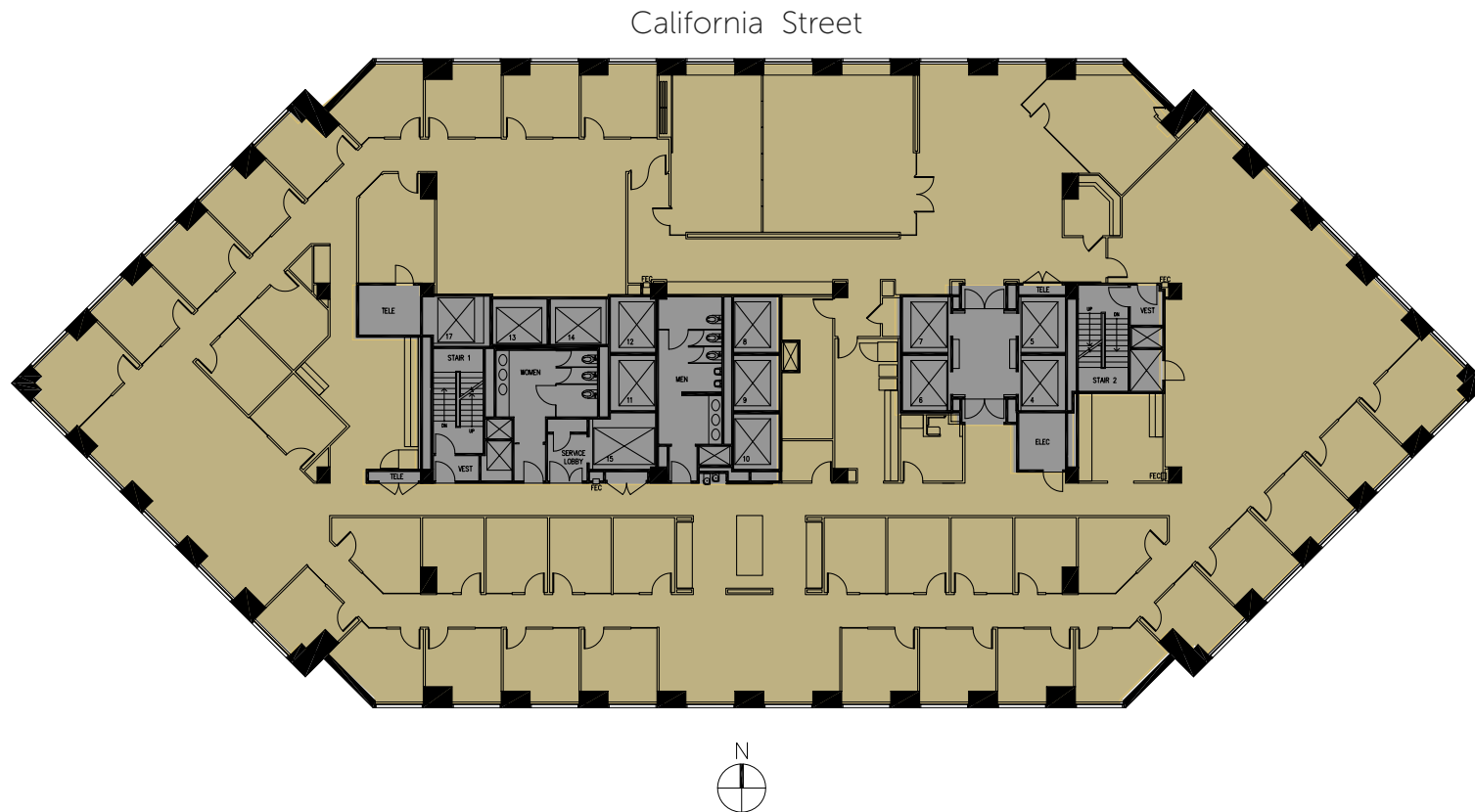
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

20th Floor | Suite 2000 | 17,609 RSF



Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

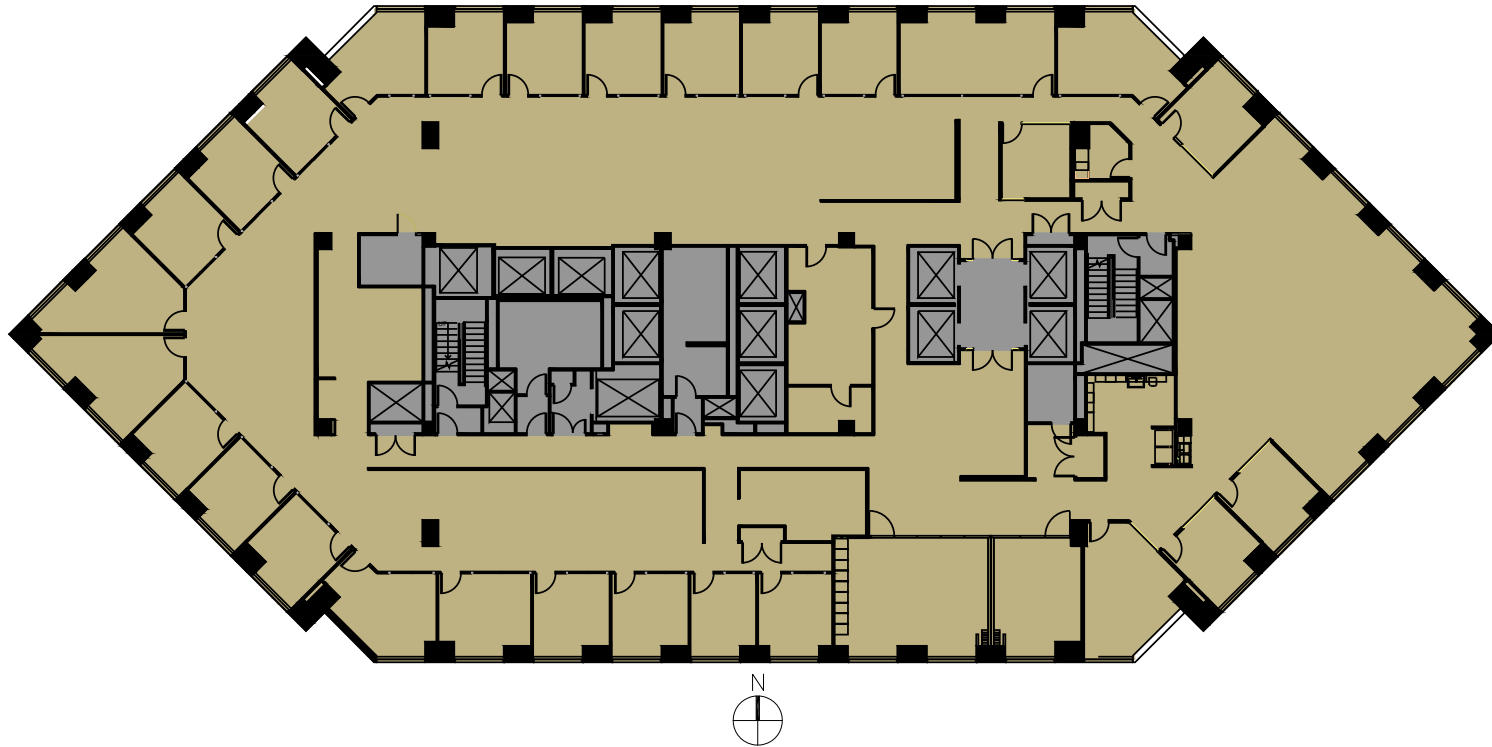
Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

21st Floor | Suite 2100 | 17,496 RSF

California Street



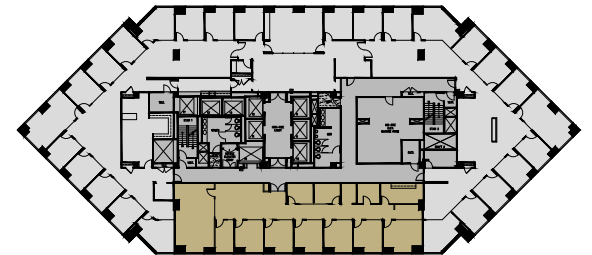
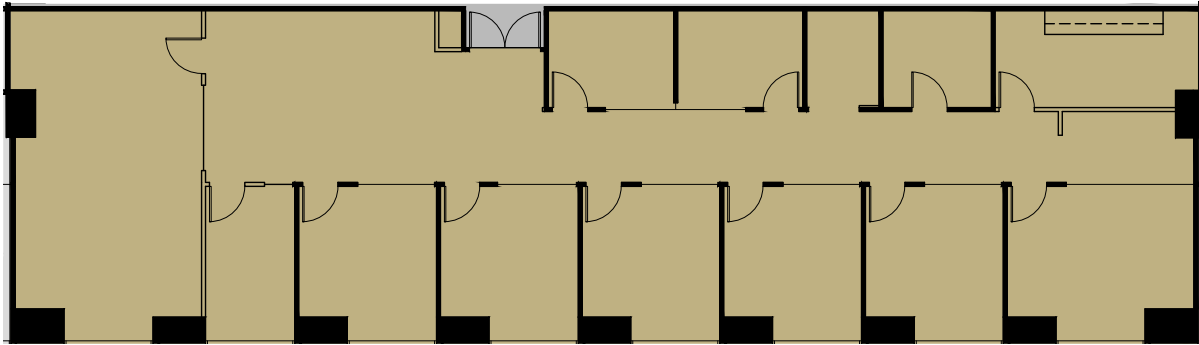
Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Floor Plan

24th Floor | Suite 2450 | 3,638 RSF



Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



Greg Fogg
415 773 3560
greg.fogg@cushwake.com
LIC# 01060589

Sam Wasserstein
415 773 3528
sam.wasserstein@cushwake.com
LIC# 01798616



METROPOLIS

